APPROVED: 4/16/2020

MINUTES
Regular City Commission Meeting

6:00 PM - Thursday, March 19, 2020 - City Hall

INVOCATION: MAYOR HOLLAND

PLEDGE OF ALLEGIANCE: VICE MAYOR LEE

CALL TO ORDER: 6:34 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

PRESENT: Vice Mayor Emily Lee, Commissioner Karen LeHeup-Smith, Commissioner Robert Morin, Commissioner Marie Aliberti and Mayor Michael Holland

1. AGENDA UPDATE

2. APPROVAL OF MINUTES

2.1 February 20, 2020 - Regular City Commission Meeting

Moved by Commissioner LeHeup-Smith, seconded by Vice Mayor Lee, to approve the Minutes as submitted. Motion carried by the following votes:

Ayes: Commissioner Morin, Commissioner Aliberti, Vice Mayor Lee, Commissioner LeHeup-Smith and Mayor Holland

3. PRESENTATIONS

3.1 Recognition of Eagle Scout Andrew Jones - Postponed

3.2 Trout Lake Nature Center presentation of Annual Report and update on events

Eileen Tramontana, Executive Director for the Trout Lake Nature Center, presented to the Commission a review of their 2019 annual report and their recent and upcoming events. She reviewed the steps they have taken regarding protection against the coronavirus.

4. AUDIENCE TO BE HEARD

Mayor Holland reminded the Commission that they had previously asked Coach Saunders to report back to them about the board for the football team.

Dr. Radnothy thanked the City for its support over the years and introduced the other board members including Tammy Lewis, Coach Johnny Saunders, Scott Whorl and Natasha Johnson, cheerleading coach. He provided an overview of the Eustis Youth Football program, issues it had in the past, and the current state of the program. He stated that the children are charged $50 per year but it costs $350 per child to field the team. He stated the program needs a scoreboard and the field needs to be cleaned up. He indicated that it was disbanded three years ago but now they are trying to rebuild the program. He emphasized the benefits to the youth from the program. He explained that they will be part of Pop Warner Football again with an estimated 100 to 200 players and how they will be traveling to different cities to play. He cited other activities they have sponsored to keep the teamwork going during off season.

The Commission asked about sponsors and whether they have formed a 501(c)(3) with Coach Saunders explaining that Ms. Lewis is working on getting the paperwork completed.

Coach Saunders expressed concern regarding youth going to other cities to play and reviewed how they are working on getting sponsors so they can keep the cost down. He commented on the benefits to the youth and how it keeps them out of trouble. He cited needs such as bleachers, scoreboard, pressbox, and parking.

The Commission recommended that the board meet with the City Manager and discuss their needs and the costs. They confirmed that the field could also be used for other purposes.

Mayor Holland questioned how soon they would have their 501(c)(3) designation and confirmed that the City has funding in the current year budget for the scoreboard.

Gail Isaac Thomas asked why the sailing center is with the community building and conference center with Ron Neibert, City Manager, explaining it is not going to be primarily a sailing center but there would be a sailing club presence in the building.

Ms. Isaac Thomas asked if the sailing club was going to be in the CRA with Mr. Neibert explaining that the club will remain at its existing facility on SR 44. He further explained that the facility will be used for sailing events not as their headquarters.

Ms. Isaac Thomas asked when handicapped parking would be installed at Palmetto Park with Mr. Neibert indicating he would discuss that with the Public Works Director the next day.

Ms. Isaac Thomas then asked about the skatepark and how much revenue it has generated for the City with Mr. Neibert responding that none of the City parks generate revenue for the City.

Ms. Isaac Thomas then commented on the need for diversity on the Commission and asked how that could be changed with Mr. Neibert indicating anyone can file to run for the Commission. She noted that the City consists of more than just black and white and others need to be on the Commission.

Mayor Holland expressed opposition to Ms. Isaac Thomas' comments and stated that there is diversity on the Commission with Ms. Isaac Thomas asking if any Hispanic individuals have applied to qualify.

Mary Montez, City Clerk, stated that the City does not inquire about a candidate's ethnicity; however, to her knowledge no one of Hispanic descent has ever qualified.

Mayor Holland encouraged Ms. Isaac Thomas to encourage others to qualify to run for the Commission.

5. CONSENT AGENDA

5.1 Resolution Number 20-23: Purchase in Excess of $50,000 for Sludge Cake Hauling

5.2 Resolution Number 20-27: Release of Lien and Property Donation (Vacant Property Adjacent to Carver Park)

Moved by Vice Mayor Lee, seconded by Commissioner LeHeup-Smith, to approve the Consent Agenda. Motion carried by the following votes:

Ayes: Commissioner Morin, Commissioner Aliberti, Vice Mayor Lee, Commissioner LeHeup-Smith and Mayor Holland

6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

6.1 Resolution Number 20-21: Designation of Property Located at the Southeast Corner of Mount Homer Road and Dillard Road as the Valencia II Green Reuse Area

Derek Schroth, City Attorney, announced Resolution Number 20-21: A Resolution of the City Commission of the City of Eustis, Lake County, Florida; making certain findings and designating the real property located at southeast corner of Mount Homer Road and Dillard Road identified by alternate key number 2697334 and shown in Exhibit A, as a green reuse area pursuant to Section 376.80(2)C, Florida Statutes for the purpose of environmental remediation, rehabilitation and economic development; providing for notice to the Florida Department of Environmental Protection of said designation; providing for an effective date.

Lori Barnes, Development Services Director, explained the requested "brownfield" designation and the related public hearing process that was held. She stated this is the second hearing on the resolution and provided an overview of the request which will be an affordable housing development at the corner of Mt. Homer and Dillard roads. She explained the definition of a brownfield area and the procedure required under state statute. She stated staff's belief that the developer has met all five of the stated criteria and staff's recommendation for approval. She indicated there is an email from Brett Brumund requesting approval of the request. She explained his decision to not travel from south Florida due to the current coronavirus concerns. She confirmed that the developer has already conducted a phase I environmental study and there is EPA funding available if severe contamination is found.

Mr. Schroth opened the public hearing at 7:19 p.m. There being no public comment, the hearing was closed at 7:19 p.m.

Moved by Commissioner Morin, seconded by Commissioner Aliberti, to approve Resolution Number 20-21. Motion carried by the following votes:

Ayes: Commissioner Morin, Commissioner Aliberti, Vice Mayor Lee, Commissioner LeHeup-Smith and Mayor Holland

6.2 Ordinance Number 20-13: Design District Amendment: East Side of SR 44, South of Orange Avenue

Mr. Schroth read Ordinance Number 20-13 by title on second and final reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; changing the design district designation from Suburban Neighborhood to Suburban Corridor of approximately 1.63 acres of real property located near the southeast corner of SR 44 and Orange Avenue.

Mr. Schroth opened the public hearing at 7:20 p.m. There being no public comment, the hearing was closed at 7:20 p.m.

Moved by Commissioner Morin, seconded by Commissioner LeHeup-Smith, to adopt Ordinance Number 20-13 on second reading. Motion carried by the following votes:

Ayes: Commissioner Morin, Commissioner Aliberti, Vice Mayor Lee, Commissioner LeHeup-Smith and Mayor Holland

6.3 Ordinance Number 20-17: Amending Ordinance Numbers 19-23, 19-24 and 19-25 to Correct a Legal Description Scrivener's Error

Mr. Schroth read Ordinance Number 20-17 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida; amending Ordinance Numbers 19-23, 19-24 and 19-25, as adopted by the Eustis City Commission on December 5, 2019, which ordinances effectuated the annexation, future land use and design district assignments for the Eustis Middle School located at 18725 E. Bates Avenue, to correct a legal description scrivener's error.

Ms. Barnes explained that a portion of the Eustis Middle School property had been inadvertently left out of the legal description contained in Ordinances 19-23, 19-24 and 19-25 which addressed the annexation, future land use designation and design district designation for the middle school property. The Property Appraiser's office called the oversight to the attention of the City and, despite the correct Parcel ID Number being included, felt that the City needed to correct the legal description. She stated the ordinance will correct all three ordinances.

Mr. Schroth opened the public hearing at 7:22 p.m. There being no public comment, the hearing was closed at 7:23 p.m.

Moved by Vice Mayor Lee, seconded by Commissioner LeHeup-Smith, to approve Ordinance Number 20-17 on first reading. Motion carried by the following votes:

Ayes: Commissioner Morin, Commissioner Aliberti, Vice Mayor Lee, Commissioner LeHeup-Smith and Mayor Holland

7. OTHER BUSINESS

7.1 Consideration of Fee Waiver Request: Forward Paths Foundation, Inc. - 101 E. Woodward Ave. and Adjacent Vacant Property (AK 1190321)

Ms. Barnes explained that Forward Paths Foundation had requested a waiver of $2,200 in development review and public hearing fees due to "extreme economic hardship" per Section 102-10 of the Land Development Regulations. She explained the purpose of their project is to create housing for youths aging out of the foster care system and for unaccompanied homeless youths. She stated that the City Commission has waived fees in the past for not-for-profit agencies; however, they have typically required payment of the hard costs. She stated they are requesting that the entire fees be waived.

Denise Burry, Forward Paths Foundation, distributed information to the Commission which provided views of the elevations of the proposed homes.

Commissioner Morin commented on the benefit of the Foundation in providing housing for youths who are aging out of the foster care system.

The Commission questioned whether or not the youth are monitored with Ms. Burry explaining there is an RA for each home. She noted they also work with youth that are homeless without their parents. She indicated the last view is the concept plan they are proposing and want to have a community meeting on. She indicated most of the youth currently live in Leesburg but attend Lake Tech and cited the expense to transport them from Leesburg to Eustis. She added that another not-for-profit has been gifted with ten small homes and a storage facility which is exactly what they were planning. She stated they currently house approximately 20 youth. She noted she also has a landlord that assists by offering housing at a lower cost for the next step.

Ms. Barnes reviewed a breakdown of the fees and estimated the hard costs at $250.

CONSENSUS: It was a consensus of the Commission to waive all the costs except for the hard costs and to require payment of the hard costs.

7.2 Consideration of an offer from John Roberts to purchase City-owned property

Mr. Neibert explained that John Roberts and Daniel DiVenanzo have submitted a request to purchase the property located between his building and the current CJ's Seafood for $30,000. They have agreed to share use of the property. He indicated the Property Appraiser has the property valued at $28,000.

Daniel DiVenanzo read a letter from John Roberts regarding the proposal. The letter noted that his business had been maintaining the planters on the property. Mr. DiVenanzo indicated that the lot will be split with half going to each property. He indicated they will give each other an easement to the other's side. He indicated their plans are to have it repaved and signage put up. He stated it would be business parking from 8 to 5 p.m. and after 5 p.m. others could park there.

The Commission discussed the sales price and the need to make sure the City isn't losing money with a suggestion that, in the future, staff check to see what the City paid for a parcel.

Moved by Commissioner Morin, seconded by Commissioner Aliberti, to accept the offer to purchase the City parking lot and authorize the City Manager to sign the related documents. Motion carried by the following votes:

Ayes: Commissioner Morin, Commissioner Aliberti, Vice Mayor Lee, Commissioner LeHeup-Smith and Mayor Holland

8. FUTURE AGENDA ITEMS

Commissioner LeHeup-Smith asked when the City would hold community meetings about the community center with Mr. Neibert indicating a discussion would be held at the next Commission meeting regarding the community center. Commissioner LeHeup-Smith then asked that regular meetings be held at the community center for residents to come and ask questions.

Mr. Neibert stated staff's recommendation that the referendum be placed on the November ballot.

Discussion was held regarding leaving the sailing center off of the referendum and marketing due to the possibility that people think the sailing club will be moving into the center. The suggestion was made to take the sailing club off the brochures.

9. COMMENTS

9.1 City Commission

Commissioner LeHeup-Smith commented on the stock market fluctuations and the community issues due to the pandemic.

Commissioner Aliberti reported on her attendance at "play your part" at the Bay Street Theater.

Commissioner Morin agreed with how well done the event was. He thanked the Mayor for allowing the CRA meeting to run over. He also thanked the City Manager and Tom Carrino for their work on the proposal.

9.2 City Manager

Mr. Neibert cited the updates regarding the corona virus response. He noted some City Halls have completely closed down. He stated they are encouraging residents to use the drop box or pay online. He added that, if necessary, they will send someone to a residence to pick up a payment. He stated staff is also encouraging people to apply online for building permits and they are setting up a process to allow online payments and electronic signatures. He reported that all recreation programs have been suspended. He indicated that most facility rentals through March have self-cancelled. However, staff is having to inform two people that their events are being cancelled - one is a wedding with over 100 people and one for a baby shower. He concluded stating they will continue monitoring changes in federal law regarding personnel.

9.3 City Attorney

Mr. Schroth noted that the State's public meeting requirement was still in place. He thanked staff for the system developed and stated he would continue to monitor state law for any changes.

9.4 Mayor

Mayor Holland thanked the Commissioners for being present. He stated he has been working with staff to try and keep the City running normally. He encouraged residents that, if they are able to go out, that they do it locally and support the local businesses as much as possible.

10. ADJOURNMENT: 7:53 P.M.

These minutes reflect the actions taken and portions of the discussion during the meeting. To review the entire discussion concerning any agenda item, go to www.eustis.org and click on the video for the meeting in question. A DVD of the entire meeting or CD of the entire audio recording or verbatim transcript of the meeting can be obtained from the office of the City Clerk for a fee.

Mary C. Montez

MARY C. MONTEZ
City Clerk

MICHAEL L. HOLLAND
Mayor/Commissioner